Schiff and Goodman present the following ordinance:

Amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances relating to Zoning Code: Introductory Provisions.

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That Section 520.160 of the above-entitled ordinance be amended by adding a definition of affordable housing to read as follows:

520.160. Definitions. Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. All words and phrases not defined shall have their common meaning.

Affordable housing. Housing that is affordable to households whose income does not exceed fifty (50) percent of the metropolitan median household income adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

Schiff and Goodman present the following ordinance:

Amending Title 20, Chapter 525 of the Minneapolis Code of Ordinances relating to Zoning Code: Administration and Enforcement.

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That Section 525.520(2) of the above-entitled ordinance be amended to read as follows:

525.520. Authorized variances. Variances from the regulations of this zoning ordinance shall be granted by the board of adjustment only in accordance with the requirements of section 525.500, and may be granted only in the following instances, and in no others:

(2)   To vary the lot area or lot width requirements up to ~~twenty (20)~~ thirty (30) percent, except for the following uses, where the maximum variance of ~~twenty (20)~~ thirty (30) percent shall not apply.

      a.   To vary the lot area or lot width requirements up to fifty (50) percent for schools, grades K-12, located in the OR2, OR3 and commercial districts.

      ~~b.   To vary the lot area or lot width requirements up to fifty-five (55) percent for newly constructed two-family dwellings located in the R2B District, provided the surrounding properties are primarily two-family dwellings developed on lots similar in size to the proposed development.~~

Schiff and Goodman present the following ordinance:

Amending Title 20, Chapter 546 of the Minneapolis Code of Ordinances relating to Zoning Code: Residence Districts.

The City Council of The City of Minneapolis do ordain as follows:

That Section 546.130 of the above-entitled ordinance be amended to read as follows:

546.130. Density bonus~~es. for enclosed parking.~~ (a) *Bonus for enclosed parking.* In the R3 through R6 Districts, the maximum number of dwelling units and the maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) *Bonus for affordable housing.* The maximum number of dwelling units and the maximum floor area ratio of cluster developments and multiple-family dwellings may be increased by twenty (20) percent if at least twenty (20) percent of the housing units meet the definition of affordable housing.

Schiff and Goodman present the following ordinance:

Amending Title 20, Chapter 546 of the Minneapolis Code of Ordinances relating to Zoning Code: Residence Districts.

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That the following portion of Table 546-9 of the above-entitled ordinance be amended to read as follows:

Table 546-9 R2B Lot Dimension and Building Bulk Requirements

Uses   Minimum Lot Area (Square Feet) Minimum Lot Width (Feet) Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES

Dwellings
Single-family dwelling   5,000   40   None
Two-family dwelling~~, existing on January 1, 1995~~   5,000   40   None
~~Two-family dwelling, established after January 1, 1995   10,000 40   None~~
Cluster development~~, existing on January 1, 1995~~   15,000 or 2,500 sq. ft. per dwelling unit, whichever is greater   80   None
~~Cluster development, established after January 1, 1995   15,000 or 5,000 sq. ft. per dwelling unit, whichever is greater   80   None~~

Schiff and Goodman present the following ordinance:

Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office Residence Districts.

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That Section 547.130 of the above-entitled ordinance be amended to read as follows:

547.130. Density bonuses. for enclosed parking. (a) Bonus for enclosed parking. In the OR2 and OR3 office residence districts, the maximum number of dwelling units and the maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) *Bonus for affordable housing.* The maximum number of dwelling units and the maximum floor area ratio of cluster developments and multiple-family dwellings may be increased by twenty (20) percent if at least twenty (20) percent of the housing units meet the definition of affordable housing.

Schiff and Goodman present the following ordinance:

Amending Title 20, Chapter 548 of the Minneapolis Code of Ordinances relating to Zoning Code: Commercial Districts.

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That Section 548.130 of the above-entitled ordinance be amended to read as follows:

548.130. Density bonuses. (a) *Bonus for enclosed parking.* The maximum number of dwelling units and the maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) *Bonus for mixed commercial-residential buildings.* The maximum number of dwelling units and the maximum floor area ratio may be increased by twenty (20) percent ~~or ten (10) units, whichever is less,~~ where residential uses are located above a ground floor in which at least fifty (50) percent of the gross floor area is devoted to commercial uses. In addition, in the C1 District, the maximum height of such structure may be increased to three (3) stories or forty-two (42) feet, whichever is less.

(c) *Bonus for affordable housing.* The maximum number of dwelling units and the maximum floor area ratio of cluster developments and multiple-family dwellings may be increased by twenty (20) percent if at least twenty (20) percent of the housing units meet the definition of affordable housing.

Schiff and Goodman present the following ordinance:

Amending Title 20, Chapter 549 of the Minneapolis Code of Ordinances relating to Zoning Code: Downtown Districts.

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That Section 549.110 of the above-entitled ordinance be amended to read as follows:

549.110. Density bonuses. ~~for enclosed parking.~~ (a) *Bonus for enclosed parking.* The maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) *Bonus for affordable housing.* The maximum floor area ratio of cluster developments and multiple-family dwellings may be increased by twenty (20) percent if at least twenty (20) percent of the housing units meet the definition of affordable housing.

Schiff and Goodman present the following ordinance:

Amending Title 20, Chapter 551 of the Minneapolis Code of Ordinances relating to Zoning Code: Overlay Districts.

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That Section 551.380 of the above-entitled ordinance be amended to read as follows:

551.380. Minimum lot area requirements. *(a) In general.* Lot area requirements for residential uses in the IL Overlay District shall be a minimum of nine hundred (900) square feet of lot area per dwelling unit and a minimum of seven hundred fifty (750) square feet per rooming unit, except that in no instance shall the lot area be less than five thousand (5,000) square feet.

(b) *Bonus for affordable housing.* The maximum number of dwelling units and the maximum floor area ratio of cluster developments and multiple-family dwellings may be increased by twenty (20) percent if at least twenty (20) percent of the housing units meet the definition of affordable housing.